

**Commonwealth of Massachusetts**  
**Executive Office of Energy and Environmental Affairs**  
**ENF** ■ MEPA Office  
**Environmental**

*For Office Use Only*  
*Executive Office of Energy & Environmental Affairs*  
 EEA No.: 13940  
 MEPA Analyst: Aisling Eglinton  
 Phone: 617-626-1024

**Notification Form**

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Phase C1 - Wankinco Cranberry Bog Expansion, ADM Tihonet Mixed Use Development		
Street: Off Federal Road and Cranberry Road		
Municipality: Carver	Watershed: Buzzards Bay	
Universal Transverse Mercator Coordinates:	Latitude: 41d 50' 17.12" N Longitude: 70d 43' 4.13" W	
Estimated commencement date: Nov. 2010	Estimated completion date: Dec 2015	
Approximate cost: \$1,000,000	Status of project design: 90 %complete	
Proponent: ADM Development Services LLC		
Street: 158 Tihonet Road		
Municipality: Wareham	State: MA	Zip Code: 02571
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Stacy H. Minihane, PWS		
Firm/Agency: Beals and Thomas, Inc.	Street: 32 Court Street	
Municipality: Plymouth	State: MA	Zip Code: 02360
Phone: 508-366-0560	Fax: 508-746-6407	E-mail: sminihane@btiweb.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No

Has this project been filed with MEPA before? ADM TMUD is subject to a Special Review Procedure  
 Yes (EOEA No. 13940)  No

Has any project on this site been filed with MEPA before? Phase C1 is included in the Phase B NPC/DEIR EOEA No. 13940  
 Yes (EOEA No.     )  No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:  
 a Single EIR? (see 301 CMR 11.06(8))  Yes  No  
 a Special Review Procedure? (see 301 CMR 11.09)  Yes  No  
 a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No  
 a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): None

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**MEPA**

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify NHESP)  No

List Local or Federal Permits and Approvals: Order of Conditions: Carver Conservation Commission;  
 Earth Removal Permit: Town of Carver Earth Removal Committee, NPDES Construction General  
 Permit: US EPA

Which EMF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |  |                                       |  |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input type="checkbox"/> Wastewater   | <input type="checkbox"/> Transportation                        |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC            | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection1 Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify: Conservation &amp; Management Permit - NHESP<sup>1</sup></i>
Total site acreage	56			
New acres of land altered		32		
Acres of impervious area	0	0	0	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		NA		
<b>STRUCTURES</b>				
Gross square footage	0	+ 196 Pump house	196	
Number of housing units	0	0	0	
Maximum height (in feet)	0	0	0	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	+100 <sup>2</sup>	100	
Parking spaces	0	0	0	

<sup>1</sup> Although not mapped as Priority or Estimated Habitat, the Phase C1 Development Area is included in the habitat management program established for the overall TMUD Project Site.

<sup>2</sup> Only during earth removal/bog construction activities. Once the construction activity is completed, normal farming practices involve minimal traffic.

WATER/WASTEWATER			
Gallons/day (GPD) of water use	0	90,000 <sup>3</sup>	0
GPD water withdrawal	0	90,000 <sup>4</sup>	0
GPD wastewater generation/ treatment	0	0	0
Length of water/sewer mains (in miles)	0	0	0

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_)  No<sup>5</sup>

**HISTORICAL /ARCHAEOLOGICAL RESOLIRCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_)  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_)  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

<sup>3</sup> Water use in the cultivation of cranberries is not a daily occurrence and is seasonal in nature. Water is used at different times of the year for a variety of purposes including frost and winter protection, irrigation and harvesting. Total annual water use as a daily average is estimated to be approximately 90,000 gpd. Water withdrawals will be undertaken within the current capacity under existing permits. See Section 2.5 and Appendix E of the ENF for additional information on credits available for new bog construction.

<sup>4</sup> Water use in the cultivation of cranberries is not a daily occurrence and is seasonal in nature. Water is used at different times of the year for a variety of purposes including frost and winter protection, irrigation and harvesting. Total annual water use as a daily average is estimated to be approximately 90,000 gpd. Water withdrawals will be undertaken within the current capacity under existing permits. See Section 2.5 and Appendix E of the ENF for additional information on credits available for new bog construction.

<sup>5</sup> Although not mapped as Priority or Estimated Habitat, the Phase C1 development area is included in the habitat management program established for the overall TMUD Project Site.

a) Description of Project Site

The Phase C1 project ("Phase C1 project") of the ADM Tihonet Mixed Use Development Project (The "Project") is located within a 56 acre wooded site located adjacent to the intersection of Cranberry Road and Federal Road in Carver. The proposed Phase C1 Development Area consists of the creation of a 16.5 acre cranberry bog system, a 2.5 acre reservoir and tailwater recovery pond, and 13± acres of bog roads and grading areas as ancillary components to the operation of the bog, representing an expansion of the 152 acres of existing bogs located adjacent to the Phase C1 Development Area. The bog will be created in an upland area. Soil material will be removed from the site pursuant to an earth removal permit application to be filed with the town of Carver Earth Removal Committee. The remaining 24± acres will be devoted to forested open space. The proponent intends to utilize the town of Carver Transfer of Development Rights By-law to transfer the development rights from the open space area to a future Development Area in Phase C of the Project, resulting in the permanent conservation of the Phase C1 Open Space area. Refer to Figure 1(rev.3) for the specific location of the Phase C1 project area on the USGS Map entitled "USG Revised Phase Location Index".

b) Description of On-site and Off-site Alternatives and Impacts Associated with Each Alternative Development alternatives to the preferred alternative to expand the existing cranberry bogs were considered for the proposed Phase C1 Development Area. The property is currently zoned as Residential Agricultural (RA). The uses permitted by right in the RA district are generally detached single family dwellings, agricultural uses and earth removal. A number of other residential and light commercial uses are allowed by Special Permit from the Planning Board. Two (2) on-site alternatives were identified and evaluated through the Proponent's internal planning process for the Phase C1 Development Area and are consistent with the land use policy of the Town of Carver as articulated in the Zoning Bylaw and the Rules and Regulations Governing the Subdivision of Land:

- An as-of right subdivision of land pursuant to the Subdivision Control Law to create 31 building lots and the construction of 3,625 lf of new roadway; and  
A Special Permit and Subdivision Approval for a Conservation Subdivision or cluster development to create 28 building lots, the construction of 3,700 lf of new roadway as well as the creation of 20 acres of open space.

The Proponent has undertaken a rare species habitat assessment and coordinated with NHESP to identify areas of Phase C that may provide rare species habitat, although not mapped as such. As a result the Phase C1 Development Area has been identified as potential habitat. Therefore, mitigation associated with the development of the alternatives for Phase C1 would be for the impact to potential or identified habitat. Refer to the attached narrative for information regarding the other impact associated with each alternative including the preferred alternative.

No off-site alternatives were evaluated as part of the ENF considering the vast land holdings of the Proponent within the overall Project site.